

## Twin Oaks

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**Overview**

The Twin Oaks Valley is a predominately rural and semi-rural community within the North County Metro subregion. Much of the land consists of small agricultural operations such as avocado fields, nurseries and tree farming. The incorporated cities of Vista, San Marcos and Escondido serve most of the commercial and industrial needs of local area residents

**Key Issues**

Preserve the rural character of the Twin Oaks community.

**Sponsor Group Direction**

- Replace (26) Visitor Serving Commercial with (C-4) Rural Commercial to recognize an existing use.
- Replace 27 acres of (15) Limited Impact Industrial with (C-2) Office Professional at the Interstate 15/Deer Springs Road interchange. Staff previously worked with the community regarding this change which has been reflected on GP2020 Working Copy maps since 2002.
- Extend (C-2) Office Professional to include an additional 23 acres north along Interstate 15. Staff previously worked with the community regarding this change which has been reflected on GP2020 Working Copy maps since 2002.

**Additional Staff Analysis/  
Recommendations**

Staff supports Sponsor Group direction.

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

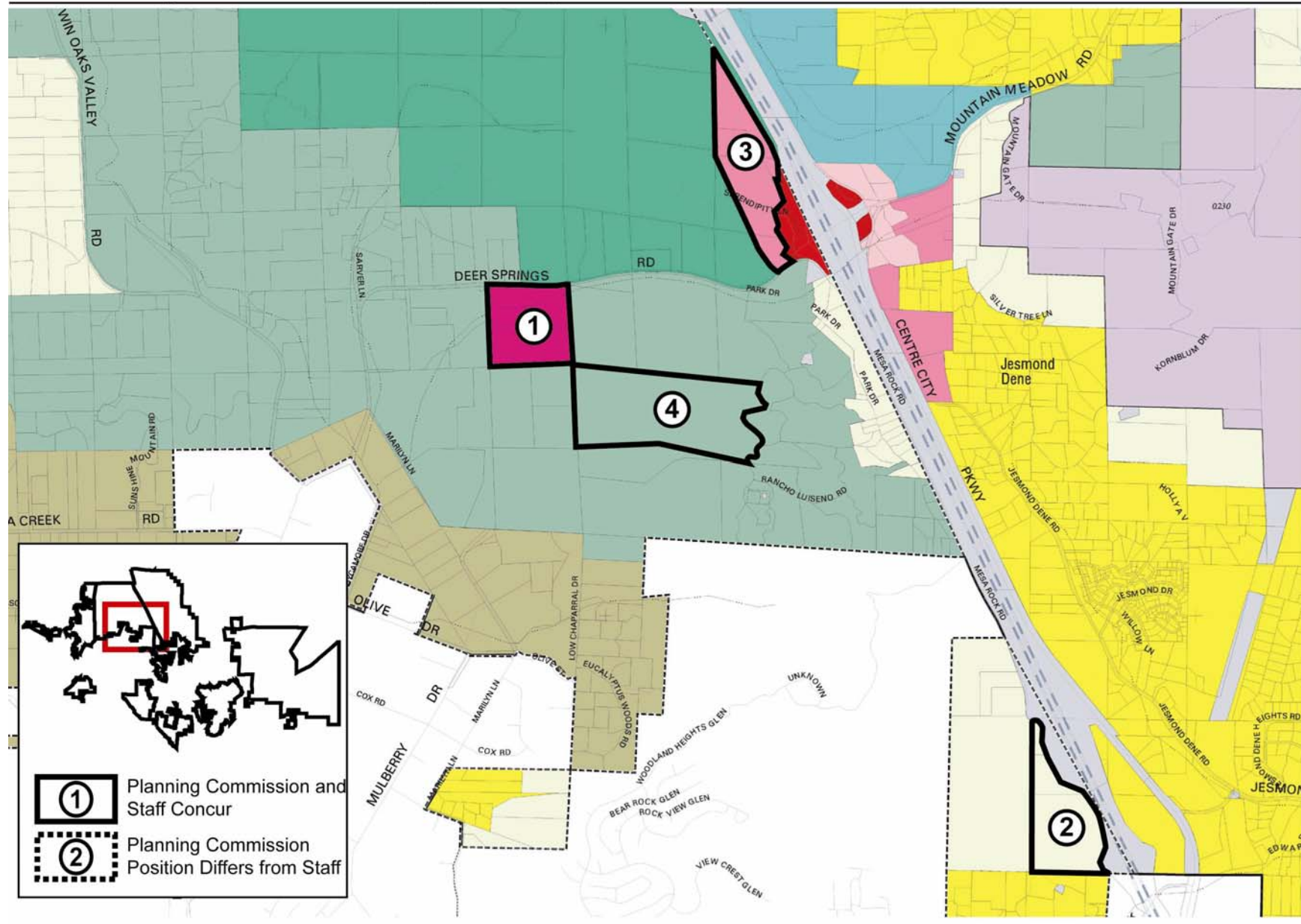
**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	8	59	51	58	50
Industrial <sup>1</sup>	96	137	41	52	(44)
Office <sup>1</sup>	30	9	(21)	90	60

<sup>1</sup> Industrial and Office numbers are for the entire North County Metro subregion.  
 Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

## Twin Oaks (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<p><b><u>Staff</u></b> (C-4) Rural Commercial</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial <b>(Wolfsheimer)</b>	<p><i>Total Area:</i> 43.68 acres</p> <p><i>Current Use:</i> Resort (Golden Door)</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> <li>• Compatible with surrounding land uses</li> <li>• Compatible with community character</li> <li>• Recognizes an existing use</li> <li>• Rural Commercial helps retain low intensity use which is compatible with surrounding rural lands</li> </ul>
2	<p><b><u>Staff</u></b> (SR-4) Semi-Rural Residential</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(SR-4) Semi-Rural Residential	(I-3) High Impact Industrial <b>(Jokerst)</b>	<p><i>Total Area:</i> 45.23 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (1) Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• No access to a main street or arterial road. Mesa Rock Road is a two-lane road without direct access to Interstate 15</li> <li>• Significant environmental constraints including Tier 1 habitat and steep slopes of predominately 25% to 50%.</li> <li>• Not compatible with community character or with surrounding land uses (residential to the south, and rural viewshed to the north)</li> </ul>
3	<p><b><u>Staff</u></b> (C-2) Office Professional</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	(C-2) Office Professional	Merriam Mountains GPA, Rezone, TM, and Specific Plan <b>(Perring)</b>	<p><i>Total Area:</i> 50 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (1) Residential (15) Limited Impact Industrial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• An Office Professional designation is more compatible with the community character than the Limited Impact Industrial designation currently noted on the existing General Plan</li> <li>• Extend Office Professional to include an additional 23 acres to the north</li> <li>• Staff previously worked with the community regarding this change which has been reflected on GP2020 Working Copy maps since 2002</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
4	<p><b><u>Staff</u></b> (SR-10) Semi-Rural Residential</p> <p><b><u>Planning Commission</u></b> Not presented to Planning Commission</p>	(SR-10) Semi-Rural Residential	(SR-10) Semi-Rural Residential <b>(Wolfsheimer)</b>	<p><i>Total Area:</i> 115 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>• Semi-rural designation reflects existing development patterns and is consistent with community character</li> <li>• Staff will work with the Twin Oaks Valley Sponsor Group and the landowner to develop a community specific commercial resort zoning classification that would enable the Golden Door to relocate its operations on approximately 40 acres of this property.</li> <li>• This item was not presented to the Planning Commission because all parties are in agreement to address the issue at the zoning level</li> </ul>